

Planning

Growth & Development

Delegated officer report for planning application

Application no. 137031/FO/2023

Date registered valid: 19 May 2023

Proposal: External elevational alterations together with installation of access ramp and stairs; and external lockers and canopy in association with the refurbishment of the existing building to accommodate the relocated student reception

Address: Richmond Park Amenities Building, Whitworth Lane, Manchester, M14 6NN

Ward(s): Fallowfield Ward

Applicant: Mr Benjamin Smith, The University of Manchester

Agent (if any): Miss Amy Le Vasseur, Rider Levett Bucknall

Case officer: Robert Griffin
Tel: 0161 234 4527
Email: robert.griffin@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 12.07.2023

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 2 June 2023

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

No neighbour notifications have been printed and sent.

Site notice

Posted: 2 June 2023 Expired: 23 June 2023

Press advert

No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: N/A

Conservation area: N/A

Tree Preservation Order: N/A

Description of area

The application property is a student amenity building located within the Owens Park Student Accommodation Campus. The predominant surrounding uses are student halls of accommodation with associated facilities including sports hall and grounds and other amenity buildings associated with the campus. Residential properties lie to the north and east of the campus but are separated from the application building by Campus buildings. Fallowfield District Centre lies to the west of the Campus located along Wilmslow Road providing a range of commercial activities which serve surrounding student and residential areas. Three Grade II Listed Buildings are located within the Campus (Ashburne Hall, The Lodge, Chancellors), these are separated from the application site by existing buildings and landscaping.

The Richmond Park Amenity building is a single storey building of buff brick with darker engineering brick where the building meets the ground level which falls away to its eastern side. Doors and windows are of a light coloured finish and the building has an arched metal standing seam finish. Surrounding Halls of residence buildings are of four storeys in height with similar brick and window finishes to provide a similar character within this part of the Campus which was constructed in the 1990s. The building sits within a landscaped space providing outdoor amenity space with some groups of trees and cycle parking facilities to its front.

Description of development

The application proposals seek consent for a number of alterations to the existing amenities building and installation of access ramp, stairs, external lockers and canopy.

The elevational alterations proposed comprise the installation of additional windows on the north elevation, and new access doors on the eastern and southern elevation. A separate advertisement consent application has been submitted for new additional signage proposed for the building.

There are a series of internal reconfiguration works being undertaken requiring the elevational alterations proposed. In addition to these it is proposed to install a new external access ramp to the eastern elevation with associated stepped access also provided. The ramp would enable access into the reconfigured internal space via enlarged door access on the eastern elevation, access would also be provided to the external locker space and front entrance to the building.

Planning History

044572/MO/CENTL2/93 - RESERVED MATTERS Details of siting, design, external appearance and landscaping for the erection of an amenity building - Approved 1994

044082/MO/CENTL2/93 - RESERVED MATTERS Details of siting, design external appearance, means of access and landscaping for the erection of 8 blocks to provide 512 student rooms with car parking - Approved September 1993

043530/OO/CENTL2/93 - Erection of 8x 4-storey blocks to provide 512 student residences with ancillary facilities, 3 meeting rooms, community building and approx. 293 car parking spaces (Phase 1) - Approved July 1993

Consultations & Notification Responses

The application was subject of a site notice posted at the site. No comments were received in response.

Policies

The following policies are considered relevant in the consideration of this application.

The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012:

- Policy DM1 - Development Management
- Policy SP1 - Spatial Principles

The National Planning Policy Framework (NPPF, 2021)

For reasons to be outlined below, it is considered the proposal accords with the principles of these policy documents.

Issues

The principle of improvements to an existing student amenity building is generally considered acceptable subject to consideration of the impacts on the visual and residential amenity within the area.

Visual Amenity - The proposals seek a number of elevational alterations including additional doors and windows to the existing building. Proposed windows and doors are to be finished in a

powder coated finish of aluminium frames in a colour to match the existing. Given the location of these new apertures it is not considered that these give rise to unacceptable impacts.

The installation of the new ramp and stepped accesses with associated handrails would be visible within the immediate area and on the approach to the building from the east. However, whilst elements would be visible the improvements would give rise to accessibility to the reconfigured amenity building and new entrances into it.

The external lockers are presented on the eastern elevation, views of these again would be limited to views on approach to the building from the east. The lockers would have a minimal protrusion from the building and a polycarbonate canopy would be relatively well concealed from public vantage points.

Given the above it is considered that the proposals are acceptable and would not give rise to unacceptable impacts on visual amenity.

Residential Amenity- The amenity building serves the surrounding student accommodation Halls of residences and their occupants. The proposals are considered to accord with the overall use of the building as ancillary to these Halls of residence and the external lockers are located furthest away from student accommodation. As such the proposals are not anticipated to give rise to unacceptable impacts. It was noted at the time of the site visit that the area is covered by campus CCTV and as such inappropriate or anti-social activity would be readily observed by the University's campus security.

Accessibility - The proposals seek to improve access into the amenities building and its reconfigured internal spaces. As such the proposals are considered acceptable and would improve access to the building and the range of facilities that it would provide.

Trees - There are trees in the vicinity of the building, the submitted drawings and information indicate none would be required to be removed to facilitate the works as such an appropriately worded condition is proposed.

Other Legislative Requirements

Equality Act 2010

Section 149 (Public Sector Equality Duty) of the Equality Act 2010 requires due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act and; Advance equality of opportunity between persons who share a protected characteristic and persons who do not share it. The Equality Duty does not impose a legal requirement to conduct an Equality Impact Assessment. Compliance with the Equality Duty involves consciously thinking about the aims of the Equality Duty as part of the process of decision-making.

Human Rights Act 1998 considerations

This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants (and those third parties, including local residents, who have made representations) have a right to a fair hearing and to this end the local planning authority must give full consideration to their comments.

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved policies of the Unitary Development Plan, the Director of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and

owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the recommendation given is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation: Approve

Article 35 Declaration

The application has been determined in a positive and proactive manner. No issues have arisen during consideration of this application and appropriate conditions are proposed to be appended to this decision.

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

2) The development hereby approved shall be carried out in accordance with the following drawings and documents:

05 Rev P01 'Proposed Site Plan'

06 Rev P01 'Proposed Floor Plan'

07 Rev P01 'Proposed Elevations'

All as received by the City Council on the 19th May 2023

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1 and DM1 of the Core Strategy.

3) The materials to be used in the development hereby approved shall match those of the existing building in colour, type, size and arrangement as set out on the approved drawings, or as otherwise referenced on the submitted application forms.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy.

4) In this condition "retained tree" means an existing tree, shrub or hedge which is to be as shown as retained on the approved plans and particulars; and paragraphs (a) and (b) below shall have effect until the expiration of 5 years from the date of the occupation of the building for its permitted use.

(a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped without the written approval of the local planning authority. Any topping or lopping approved shall be carried out in accordance with British Standard 5387 (Trees in relation to construction)

(b) If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the local planning authority.

(c) The erection of fencing for the protection of any retained tree shall be undertaken in accordance with BS 5837 (2012) before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the local planning authority.

Reason - In order avoid damage to trees/shrubs adjacent to and within the site which are of important amenity value to the area and in order to protect the character of the area, in accordance with policies EN9 and EN15 of the Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4

Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M

Susceptible to Surf Water Flood (Less) -

Area Team Boundary - Name: SOUTH AREA